

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Planning, Research & Development

AGENDA DATE: Introduction: May 24, 2005
Public Hearing: June 14, 2005

CONTACT PERSON/PHONE: Christina Valles, 541-4930

DISTRICT(S) AFFECTED: 6

SUBJECT:

An Ordinance changing the zoning of a portion of Lot 75, Block 246A, Vista Del Sol Unit Eighty-Nine, El Paso, El Paso County, Texas from [R-3 (Residential) to A-2 (Apartment)]. The penalty is as provided for in Chapter 20.68 of the El Paso Municipal Code. Applicant: Claudia J. Sanchez. ZON04-00098 (District 6)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 75, BLOCK 246A, VISTA DEL SOL UNIT EIGHTY-NINE, EL PASO, EL PASO COUNTY, TEXAS FROM [R-3 (RESIDENTIAL) TO A-2 (APARTMENT)]. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of a portion of Lot 75, Block 246A, Vista Del Sol Unit Eighty-Nine, El Paso, El Paso County, Texas, as more particularly described by metes and bounds in the attached Exhibit "A", be changed from [R-3 (Residential)] to A-2 (Apartment)], within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2005.


THE CITY OF EL PASO

ATTEST:

Joe Wardy
Mayor


Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



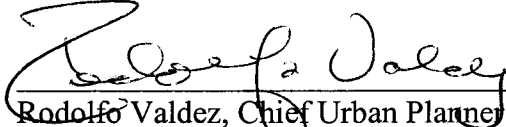
Matt Watson
Assistant City Attorney
Doc No. 12473

APPROVED AS TO CONTENT:



Christina Valles, Planner II
Planning, Research & Development
Department

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development
Department

ATCON ENGINEERING
A 0.108 ACRE PARCEL
BEING A PORTION OF LOT 75, BLOCK 246A,
VISTA DEL SOL UNIT EIGHTY NINE
APRIL 11, 2005

PROPERTY DESCRIPTION

DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF LOT 75, BLOCK 246A, VISTA DEL SOL UNIT EIGHTY NINE, CITY OF EL PASO, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN EXISTING CITY MONUMENT LOCATED ON RICK RHODES DRIVE; THENCE, BEAR SOUTH 89°25'47" WEST A DISTANCE OF 30.00 FEET TO A FOUND CONCRETE NAIL; THENCE, NORTH 00°34'08" WEST A DISTANCE OF 97.21 FEET TO A POINT; THENCE, SOUTH 89°58'25" WEST A DISTANCE OF 5.20 FEET TO A POINT; THENCE, NORTH 01°16'57" EAST A DISTANCE OF 78.12 FEET TO THE **POINT OF BEGINNING** FOR THE PARCEL OF LAND DESCRIBED HEREIN;

THENCE, NORTH 01°16'57" EAST A DISTANCE OF 19.38 FEET TO A FOUND REBAR FOR A CORNER OF THIS PARCEL;

THENCE, NORTH 90°00'00" EAST A DISTANCE OF 158.36 FEET TO A FOUND REBAR FOR A CORNER OF THIS PARCEL;

THENCE, SOUTH 31°16'00" WEST A DISTANCE OF 50.35 FEET TO A POINT FOR A CORNER OF THIS PARCEL;

THENCE, NORTH 79°53'13" WEST A DISTANCE OF 134.75 FEET TO THE **POINT OF BEGINNING** AND SAID PARCEL CONTAINING 4,697.96 SQUARE FEET OR 0.108 ACRES OF LAND MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREIN ARE BASED ON THE FILED PLAT FOR VISTA DEL SOL UNIT EIGHTY NINE.
2. A PARCEL PLAN OF THE SAME DATE ACCOMPANIES THIS DESCRIPTION.
3. NOT A GROUND SURVEY.

ATCON ENGINEERING

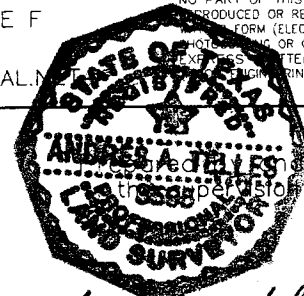
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JOB #

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EL PASO, TEXAS 79936
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EXHIBIT PLAN

BEING A PORTION OF LOT 75, BLOCK 246A,
VISTA DEL SOL EIGHTY NINE
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 0.108 ACRES ±



under
of:

A. A. Telles

Andres A. Telles

JOE WARDY
MAYOR

JOYCE WILSON
CITY MANAGER

GEORGE G. SARMIENTO, AICP
DIRECTOR



**PLANNING, RESEARCH &
DEVELOPMENT DEPARTMENT**

March 25, 2005

CITY COUNCIL

SUSAN AUSTIN
DISTRICT NO. 1

ROBERT A. CUSHING, JR.
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO
DISTRICT NO. 3

JOHN F. COOK
DISTRICT NO. 4

PRESI ORTEGA, JR.
DISTRICT NO. 5

PAUL J. ESCOBAR
DISTRICT NO. 6

VIVIAN ROJAS
DISTRICT NO. 7

ANTHONY W. COBOS
DISTRICT NO. 8

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Christina Valles, Planner II

SUBJECT: ZON04-00098

The City Plan Commission (CPC), on February 10, 2005, voted **8 - 0** to recommend **APPROVAL** of this rezoning request, concurring with Staff's recommendation.

The CPC found that this rezoning request is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning request is in the best interest, health, safety and welfare of the public in general.

There was **NO OPPOSITION** to this request.

Attachment: Location Map

Rezoning Case: ZON04-00098

STAFF REPORT

Property Owner(s): Claudia Sanchez

Applicant(s): Claudia Sanchez

Representative(s): Francisco Sanchez

Legal Description: A portion of Lot 75, Block 246A, Vista Del Sol Unit 89

Location: 1656 Rick Rhodes Drive

Representative District: # 6

Area: 0.39 Acres

Present Zoning: R-3 (Residential)

Present Use: Quadruplex

Proposed Zoning: A-2 (Apartment)

Proposed Use: Quadruplex and Duplex

Recognized Neighborhood Associations Contacted: Eastside Civic Association

Surrounding Land Uses:

North -	R-3 (Residential) / residential
South -	A-2 (Apartment) / residential
East -	R-3 (Residential) / residential
West-	A-2 (Apartment) / residential

Year 2025 Designation: Residential (East Planning Area)

**CITY PLAN COMMISSION HEARING, February 10, 2005
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

Zoning Case: ZON04-00098

General Information:

The applicant is requesting a rezoning from R-3 (Residential) to A-2 (Apartment) in order to permit a duplex on the site. The property is 0.39 acres in size and currently has an existing quadruplex. The proposed site plan shows the existing quadruplex and a proposed duplex to be located on the site. Access is proposed via Rick Rhodes Drive with six (6) parking spaces provided. There are no zoning conditions currently imposed on this property.

Information to the Commission:

The Planning Department has received no calls or letters in support or opposition to this application.

Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from R-3 (Residential) to A-2 (Apartment).

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso
“provide a wide range of housing types that respond to the needs of all economic segments of the community.”

The Year 2025 Projected General Land Use Map for the **East** Planning Area designates this property for **Residential** land uses.

A-2 (Apartment) zoning permits the quadruplex and a proposed duplex and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the A-2 (Apartment) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will the quadruplex and a proposed duplex be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Department Notes:

No objections to the proposed zoning change from R-3 (Residential) to A-2 (Apartment).

Engineering Department, Development Division Notes:

No objections.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns with the proposed zoning change.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

No objections.

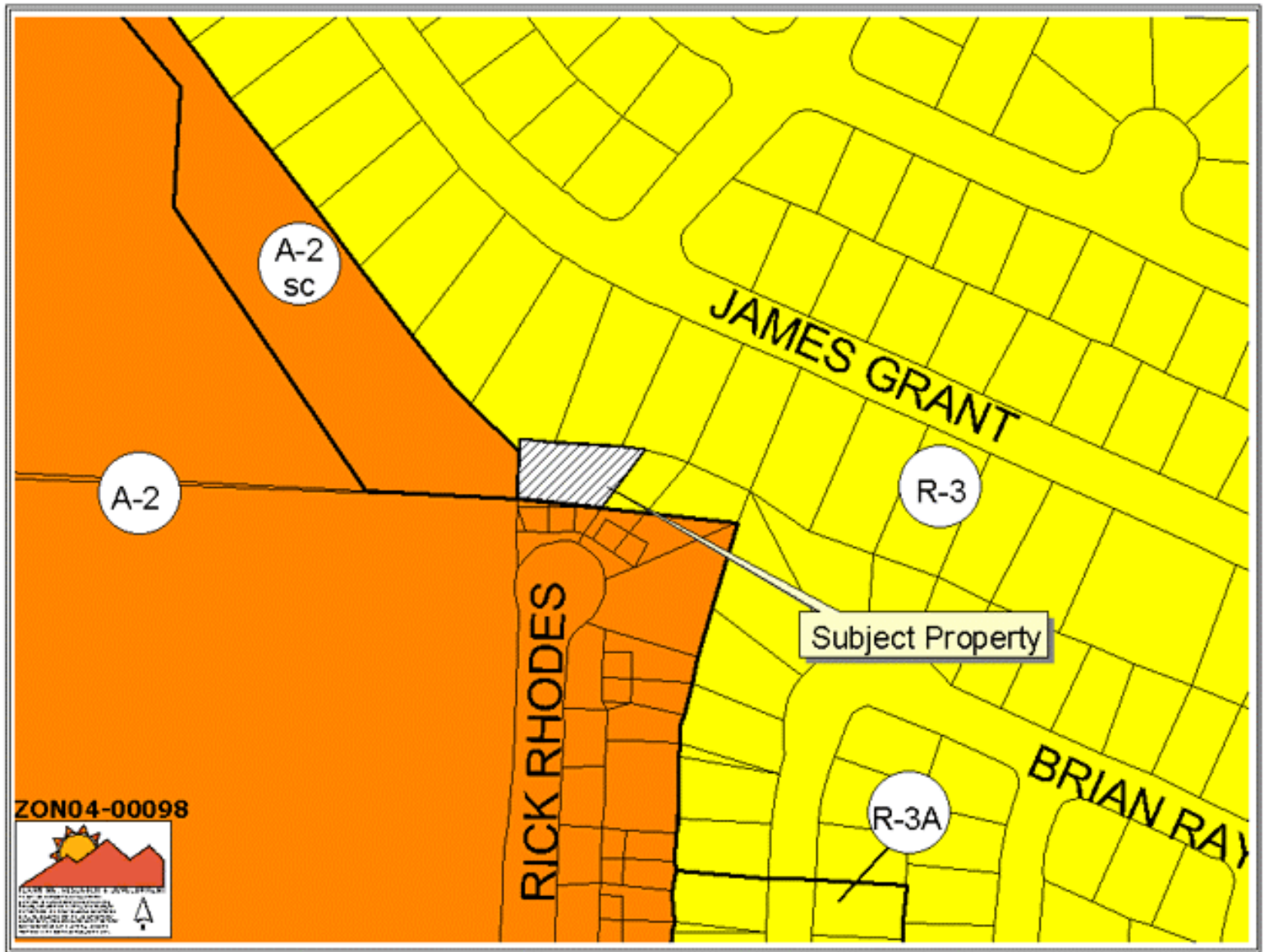
Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the East Planning Area designates this property for Residential land uses.
- B. A-2 (Apartment) zoning permits a quadruplex and a proposed duplex and is compatible with adjacent development.

ATTACHMENT: Site Plan.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

LOCATION MAP



AERIAL MAP



GENERALIZED PLOT PLAN

